

**CITY OF FRESNO**  
**NOTICE OF INTENT TO ADOPT A**  
**MITIGATED NEGATIVE DECLARATION**

Filed with the  
FRESNO COUNTY CLERK  
2220 Tulare Street, Fresno, CA 93721

**ENVIRONMENTAL ASSESSMENT FOR PLAN  
AMENDMENT-REZONE APPLICATION NO. P21-06440,  
VESTING TENTATIVE TRACT MAP NO. 6402, PLANNED  
DEVELOPMENT PERMIT APPLICATION NO. P22-00795,  
AND CONDITIONAL USE PERMIT APPLICATION NO.  
P21-06515**

**APPLICANT:**

Arman Zakaryan  
Principal, Stallion Development & Construction  
811 Barstow Avenue  
Clovis, CA 93612

**PROJECT LOCATION:**

2820 East Alluvial Avenue; Located on the north side of East Alluvial Avenue, west of North Willow Avenue in the City and County of Fresno, California (See Exhibit A - Vicinity Map)

APN: 404-500-28 & 404-500-29

Site Latitude: 36°50'45.6" N & Site Longitude: 119°43'55.2" W  
Mount Diablo Base & Meridian, Township 12S, Range 20E, Section 36

The full Initial Study and the Fresno General Plan Program Environmental Impact Report (PEIR) are on file in the Planning and Development Department, Fresno City Hall, 3<sup>rd</sup> Floor, Room 3043, 2600 Fresno Street, Fresno, CA 93721.

**PROJECT DESCRIPTION:**

Plan Amendment-Rezone Application No. P21-06440, Vesting Tentative Tract Map No. 6402, Planned Development Permit Application No. P22-00795, and Conditional Use Permit Application No. P21-06515 were filed by Bill Robinson of Sol Development Associates, LLC on behalf of Stallion Development & Construction and pertains to approximately 4.83 acres of property.

Plan Amendment Application No. P21-06440 proposing to amend the Fresno General Plan and Woodward Park Community Plan to change the planned land use designation for the approximately 3.00-acre subject property from Low Density Residential to Medium Density Residential.

Rezone Application No. P21-06440 proposing to rezone the approximately 3.00-acre subject property from the RS-3 (*Single-Family Residential, Low Density*) zone district to the RS-5 (*Single-Family Residential, Medium Density*) zone district.

Vesting Tentative Tract Map No. 6402 proposing to subdivide approximately 3.00 acres of the subject property into a 15-lot, 28-unit duplex residential development.

Planned Development Permit Application No. P22-00795 proposing to modify the RM-1 zone district development standards to allow for a reduction in the front yard, rear yard, and landscape buffer setbacks, and gated private streets.

Conditional Use Permit Application No. P21-06515 proposing to allow for duplex uses in the RS-5 zone district.

The City of Fresno has prepared an Initial Study of the above-described project and proposes to adopt a Mitigated Negative Declaration.

Pursuant to the California Public Resources Code (PRC) §§ 21093 and 21094 and California Environmental Quality Act (CEQA) Guidelines §§ 15070 to 15075, 15150, and 15152, this project has been evaluated with respect to each item on the attached Appendix G/Initial Study Checklist to determine whether this project may cause any additional significant effect on the environment. After conducting a review of the adequacy of the Project Specific Mitigation Measure Checklist and CEQA Guidelines §§ 15151 and 15179(b), the Planning and Development Department, as lead agency, finds that no substantial changes have occurred with respect to the circumstances under which the PEIR was certified and that no new information, which was not known and could not have been known at the time that the PEIR was certified as complete, has become available.

The completed Appendix G/Initial Study Checklist, its associated narrative, technical studies and mitigation measures reflect applicable comments of responsible and trustee agencies and research and analyses conducted to examine the interrelationship between the proposed project and the physical environment. The information contained in the project application and its related environmental assessment application, responses to requests for comment, checklist, Initial Study narrative, and any attachments thereto, combine to form a record indicating that an Initial Study has been completed in compliance with the State CEQA Guidelines and the CEQA.

All new development activity and many non-physical projects contribute directly or indirectly toward cumulative impacts on the physical environment. It has been determined that the incremental effect contributed by this project toward cumulative impacts is not considered substantial or significant in itself and/or that cumulative impacts accruing from this project may be mitigated to less than significant with application of feasible mitigation measures.

With mitigation imposed under the Project Specific Mitigation Measure Checklist, there is no substantial evidence in the record that this project may have additional significant, direct, indirect or that were not identified and analyzed in the PEIR. The Planning and Development Department, as lead agency, finds that no substantial changes have occurred with respect to the circumstances under which the PEIR was certified and that no new information, which was not known and could not have been known at the time that the PEIR was certified as complete has become available.

Based upon the evaluation guided by the Appendix G/Initial Study Checklist, it was determined that there are project specific foreseeable impacts which require project level mitigation measures.

The Initial Study has concluded that the proposed project will not result in any adverse effects, which fall within the "Mandatory Findings of Significance" contained in § 15065 of the State CEQA Guidelines. The finding is, therefore, made that the proposed project will not have a significant adverse effect on the environment.

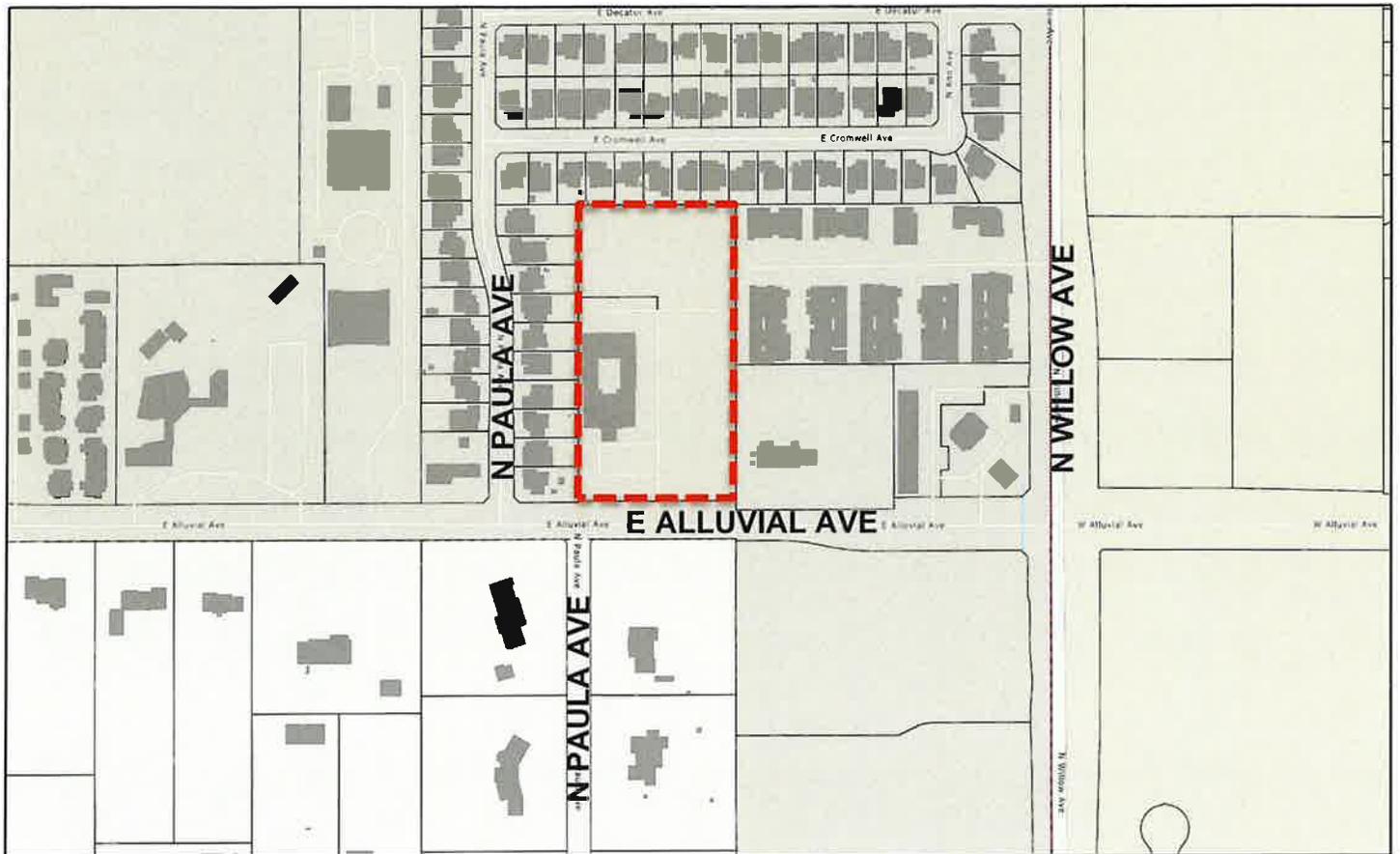
Public notice has been provided regarding staff's finding in the manner prescribed by § 15072 of the CEQA Guidelines and by § 21092 of the PRC Code (CEQA provisions).

Additional information on the proposed project, including the Project Specific Mitigation Measure Checklist, proposed environmental finding of a Mitigated Negative Declaration and the Initial Study may be obtained from the Planning and Development Department, Fresno City Hall, 2600 Fresno Street, 3rd Floor, Room 3043, Fresno, California 93721 3604. Please contact Rob Holt at (559) 621-8056 or via email at [Robert.Holt@fresno.gov](mailto:Robert.Holt@fresno.gov) for more information.

ANY INTERESTED PERSON may comment on the proposed environmental finding. Comments must be in writing and must state (1) the commentor's name and address; (2) the commentor's interest in, or relationship to, the project; (3) the environmental determination being commented upon; and (4) the specific reason(s) why the proposed environmental determination should or should not be made. Any comments may be submitted at any time between the publication date of this notice and close of business on October 14, 2022. Please direct comments to Rob Holt, Planner III, City of Fresno Planning and Development Department, City Hall, 2600 Fresno Street, Room 3043, Fresno, California, 93721-3604; or by email to [Robert.Holt@fresno.gov](mailto:Robert.Holt@fresno.gov).

<p>INITIAL STUDY PREPARED BY: Rob Holt, Planner III</p>	<p>SUBMITTED BY:  Israel Trejo, Interim Planning Manager CITY OF FRESNO PLANING AND DEVELOPMENT DEPARTMENT</p>
<p>DATE: September 23, 2022</p>	
<p>Attachments: Exhibit A – Vicinity Map</p>	

# Exhibit A – Vicinity Map



## LEGEND



Subject Property

